

167.A

0002

0176.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

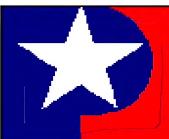
554,300 / 554,300

USE VALUE:

554,300 / 554,300

ASSESSED:

554,300 / 554,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: CASTILLO ROBERT

Owner 2:

Owner 3:

Street 1: 176 PARK AVE UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: YANOFSKY LAURE Z -

Owner 2: -

Street 1: 176 PARK AVE UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1179 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7305																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	551,000	3,300		554,300		314567
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

PREVIOUS ASSESSMENT								Parcel ID	167.A-0002-0176.1	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	551,000	3300	.		554,300		Year end	12/23/2021
2021	102	FV	535,200	3300	.		538,500		Year End Roll	12/10/2020
2020	102	FV	527,300	3300	.		530,600	530,600	Year End Roll	12/18/2019
2019	102	FV	540,000	3300	.		543,300	543,300	Year End Roll	1/3/2019
2018	102	FV	478,000	3300	.		481,300	481,300	Year End Roll	12/20/2017
2017	102	FV	436,000	3300	.		439,300	439,300	Year End Roll	1/3/2017
2016	102	FV	436,000	3300	.		439,300	439,300	Year End	1/4/2016
2015	102	FV	403,200	3300	.		406,500	406,500	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANOFSKY LAURE	66314-222		10/30/2015		469,000	No	No		
WRIGLEY ALAN A/	59191-586		5/30/2012		371,500	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/11/2020	216	Solar Pa	9,650	C					10/10/2018	Measured	DGM	D Mann					
									5/20/2013	NEW CONDO	BR	B Rossignol					
									8/30/2012	MLS	EMK	Ellen K					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G14	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 40.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	2								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:	%			Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:											
Sec Floors:	%			CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2								
Bsmnt Gar:				Const Adj.: 1.00989902															
Electric: 3 - Typical				Adj \$ / SQ: 415.826															
Insulation: 2 - Typical				Other Features: 69165															
Int vs Ext: S				Grade Factor: 1.10															
Heat Fuel: 1 - Oil				NBHD Inf: 1.10000002															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC: 100			Adj Total: 676902															
Solar HW: NO	Central Vac: NO			Depreciation: 125904															
% Com Wal	% Sprinkled			Depreciated Total: 550998															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 167.A-0002-0176.1																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X10	A	AV	1940	27.50	T	40	102			3,300		3,300		
More: N				Total Yard Items:	3,300	Total Special Features:								Total:	3,300				
IMAGE AssessPro Patriot Properties, Inc																			
																			